



FOR: Clarius Partners, LLC
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FOR IMMEDIATE RELEASE:

CLARIUS PARTNERS, LLC ANNOUNCES 96,000 SQUARE FOOT OFFICE LEASE IN BURBANK

Modern VideoFilm Relocates to New 351,000 Square Foot Speculative Development

CHICAGO – Development firm Clarius Partners, LLC and investment partner, Walton Street Capital are pleased to announce that Modern VideoFilm Inc., has signed a 96,000 square foot office lease at 2300 Empire located in Burbank, California. The new lease comes on the heels of the recent 51,000 square foot lease to Cast & Crew Entertainment Services, LLC signed last month. 2300 Empire is a seven-story, 351,301 square foot, Class-A office development featuring a five-story parking structure on a 6.5-acre infill land site. The property also recently received LEED® Gold Certification.

“We are pleased to welcome Modern VideoFilm to 2300 Empire Ave. in Burbank,” said James Holmes, vice president of Walton Street Capital. “We feel confident that the flexibility and efficiencies provided by the building’s design will afford Modern VideoFilm the ideal physical characteristics to allow them to continue to grow and excel in the media market. Headquarter relocations caused by organic growth have been rare in recent years and we feel fortunate in Modern VideoFilm’s decision to relocate to 2300 Empire.”

Modern VideoFilm specializes in post production services for the television and feature film industry. The 30-year industry veteran is consolidating and relocating to the new office property from three other locations within the area.

"2300 Empire Avenue is well-suited to meet our needs, providing the technological infrastructure and expansion opportunities critical to our growing operation," said Moshe Barkat, president of Modern VideoFilm. “Additionally, consolidating three of our locations under one roof will facilitate tighter team collaboration and improve operational efficiencies, further supporting our unparalleled dedication to quality and service.”



Developer Clarius Partners and investment partner Walton Street Capital were represented in the lease negotiations by Anneke Greco and Patrick Church of CB Richard Ellis. Mark Sullivan of Studley represented Modern VideoFilm. This is the second major lease within the last month for 2300 Empire, a 351,301 square foot speculative development.

“We are extremely happy to add Modern VideoFilm to the tenant roster at 2300 Empire,” said Patrick Church, senior vice president of CB Richard Ellis. “After a lengthy search, the efficiency of the building and expansion opportunities for the future were instrumental in Modern VideoFilm’s decision to call 2300 Empire home. 2300 Empire’s location and access to amenities were a few of the other key reasons Modern VideoFilm selected the building and both parties are very pleased.”

Mark Sullivan, Executive Vice President and Southern California Regional Manager for Studley added, “It was a pleasure working with Clarius Partners and its representatives to bring Modern VideoFilm, one of the world’s leading media companies, to 2300 Empire, a signature building for the entertainment industry.”

Modern VideoFilm is expected to take occupancy of the new space in September of 2011. 2300 Empire is located within the Media Studios North / Burbank Airport sub-market within the Tri-City market.

About Walton St. Capital

Walton Street Capital, L.L.C. is a private equity real estate investment firm. Since its founding in 1994, affiliates of Walton Street Capital have received total equity commitments of \$5.7 billion from public and corporate pension plans, foreign institutions, insurance companies and banks, endowments and foundations, trusts, and high net worth individuals. Affiliates of Walton Street Capital have invested and/or committed to invest approximately \$4.5 billion of equity in approximately 180 separate transactions.

For more information regarding Walton Street Capital, LLC, please visit www.waltonst.com.



About Clarius Partners, LLC

Clarius Partners, LLC is a commercial real estate investment and development management company headquartered in Chicago with over \$500 million of office, and industrial development projects under management in Illinois, Pennsylvania, Arizona and California.

For more information regarding Clarius Partners, LLC, please visit www.clariuspartners.com.

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